

SITE LOCATION: 122 Payne Street**AGENDA ITEM: II.a****HISTORIC DISTRICT:** Germantown**HPO File No. 140204****Owner:** Paige H. Kovar**Applicant:** Same as owner**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Tract 6, Block 1, Highland Subdivision, City of Houston, Harris County, Texas. The site includes a 1,190 square foot residence situated on a 5,100 square foot lot.

TYPE OF APPROVAL REQUESTED: Alteration - Addition to the rear of the one-story contributing residence.

The applicant proposes to construct a rear addition to a one-story contributing residence and restore existing wood siding that is currently underneath vinyl siding. Windows and porch elements will also be repaired. A new carport will be constructed at the rear of the property (agenda item II.b).

Project Details:

- **Shape / Mass:** The historic residence massing measures approximately 29' wide, 44' deep and 20' tall. The addition will begin at the rear wall, flush with the west side elevation and will be 17' wide, 23' deep and 17' tall.
- **Setbacks:** The addition will match the existing west side property line setback at approximately 11', and will be setback from the rear (south) property line approximately 10'.
- **Roof:** The addition will feature a hip roof with a 6/12 pitch to match the existing. The peak height of the addition will be approximately 3' lower than the ridge height of the historic residence. The roof will be clad in composition roof tiles.
- **Exterior Materials:** The original horizontal wood siding is currently covered by vinyl siding. The vinyl siding will be removed and original wood siding restored. The lower wood skirt courses are damaged beyond repair and will be removed and replaced with new horizontal cementitious siding to match the original skirt reveal. The addition will be clad in cementitious siding and a vertical cementitious trim board will delineate the original structure and addition on the west elevation
- **Window / Doors:** The non-original front entry door will be removed and replaced with a new paneled door with divided lite uppers. All original wood windows are to be removed, repaired and reinstalled in the same location. Three original wood windows located on the existing rear wall will be removed and reused at the east elevation of the addition. No other original windows of the historic residence will be altered.
- **Foundation:** The foundation will be leveled and repaired. The finished floor height will remain the same.

Elevation Details:

- **North Elevation (front facing Payne):** Front porch elements will be repaired or replaced in-kind where damaged beyond repair. The non-original front door will be replaced; see Window/Door section above.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014

Planning Official**Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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- East Elevation (facing side property line): The existing rear porch will be enclosed and incorporated into the new addition. The new portion of the addition will be set-in approximately 10' from the existing east elevation and will not be visible from the public right-of-way on this side. The elevation will feature three original windows, reused from the removed rear walls of the historic residence.
- West Elevation (facing side property line): The addition will be flush with the existing west wall. The existing roof will be extended and the addition will feature no fenestration details. The visibility of the addition will be minimal due to an existing side projecting bay located at the center of the west wall of the historic residence.
- South Elevation (facing rear property line): Not visible from the public right-of-way; see drawings for details.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Germantown Historic District. At the time of the district survey, the one-story bungalow, constructed circa 1922, was classified as 'contributing' to the district.

PUBLIC COMMENT:

No public comment received.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 122 Payne Street**AGENDA ITEM: II.a****HISTORIC DISTRICT:** Germantown**HPO File No. 140204****APPROVAL CRITERIA****Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. |

GERMANTOWN DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council Approved Germantown Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|--|

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

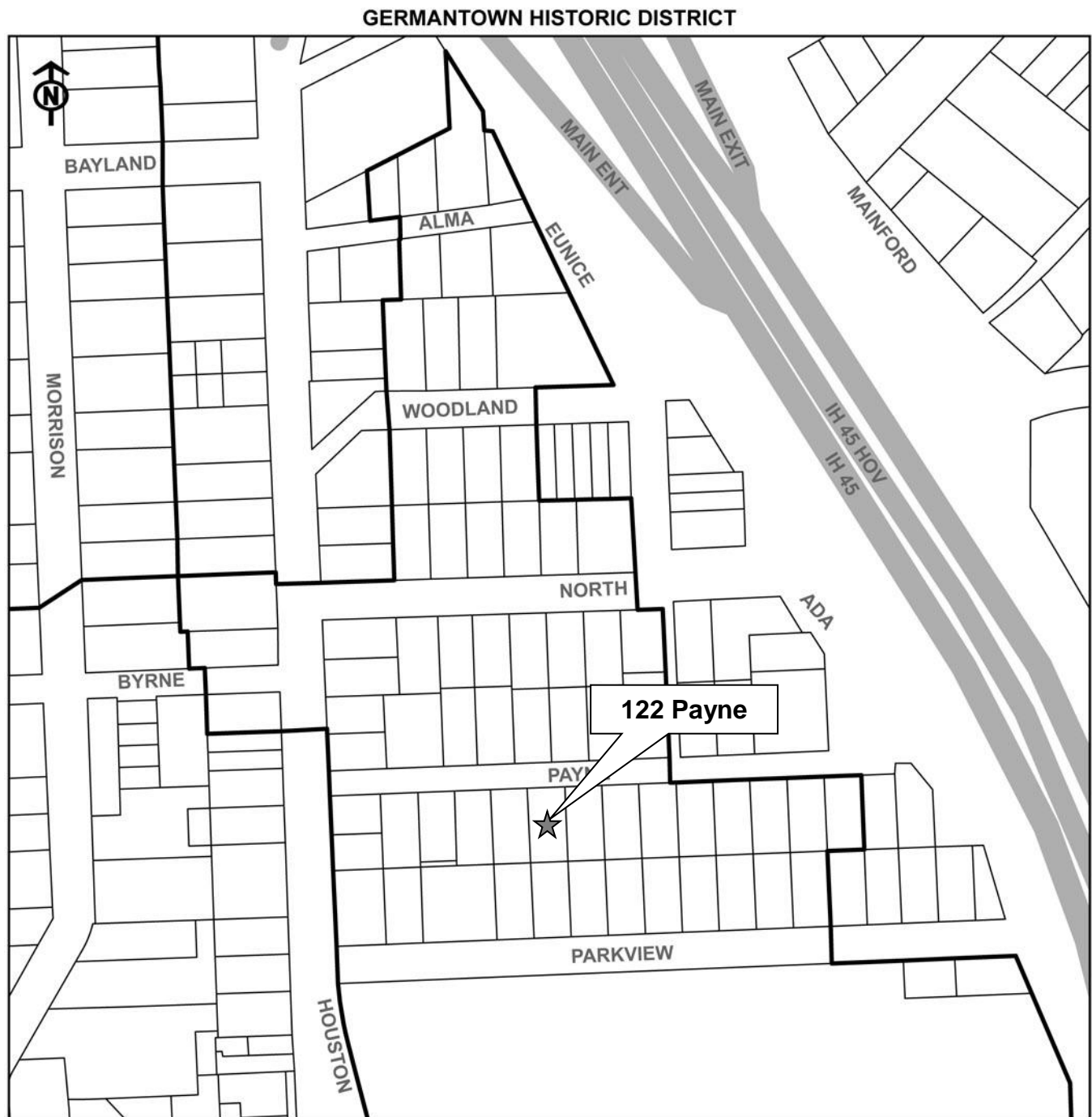
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Site Location Map



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Current Photo



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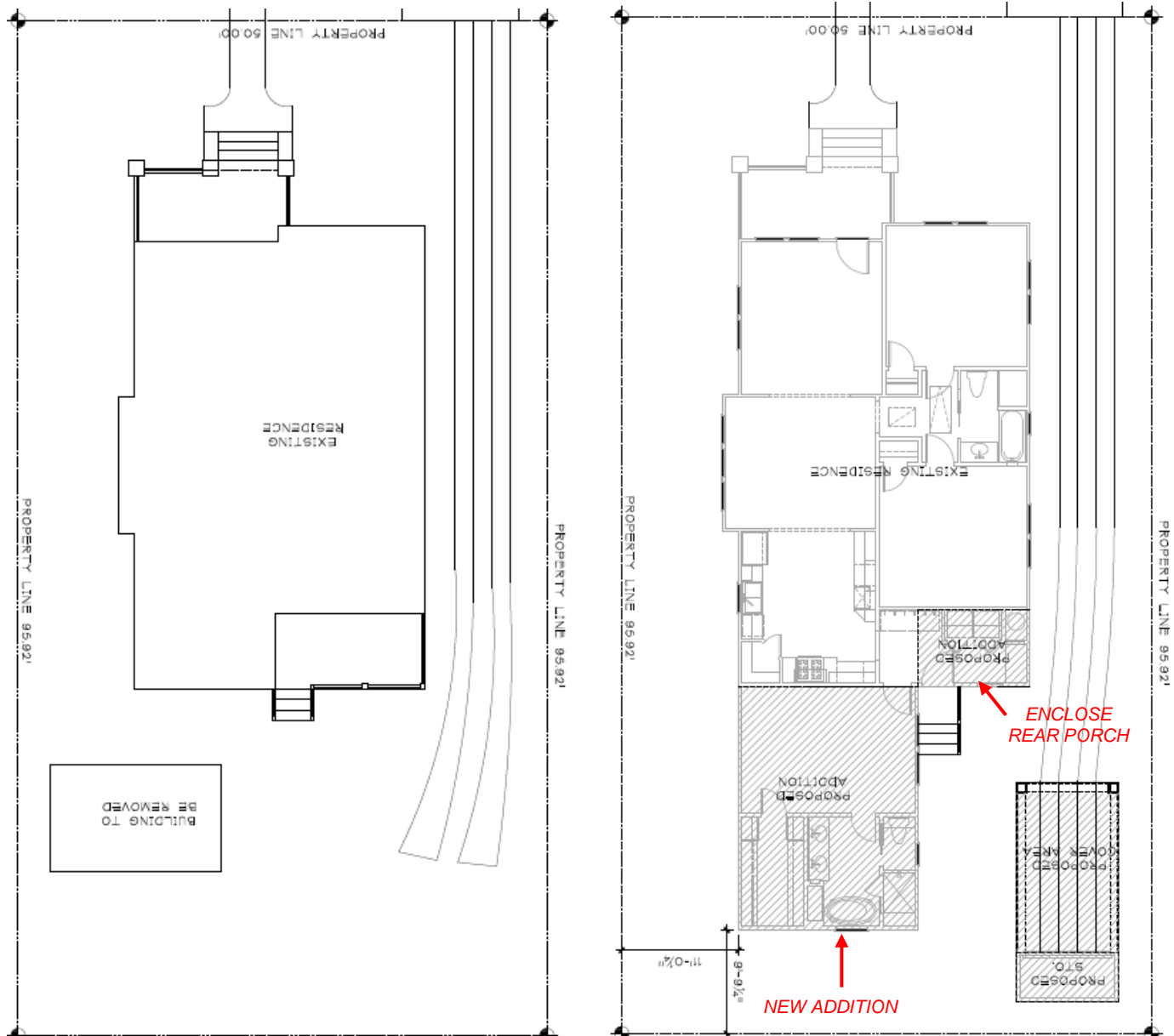
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Site Plan



Existing

Proposed



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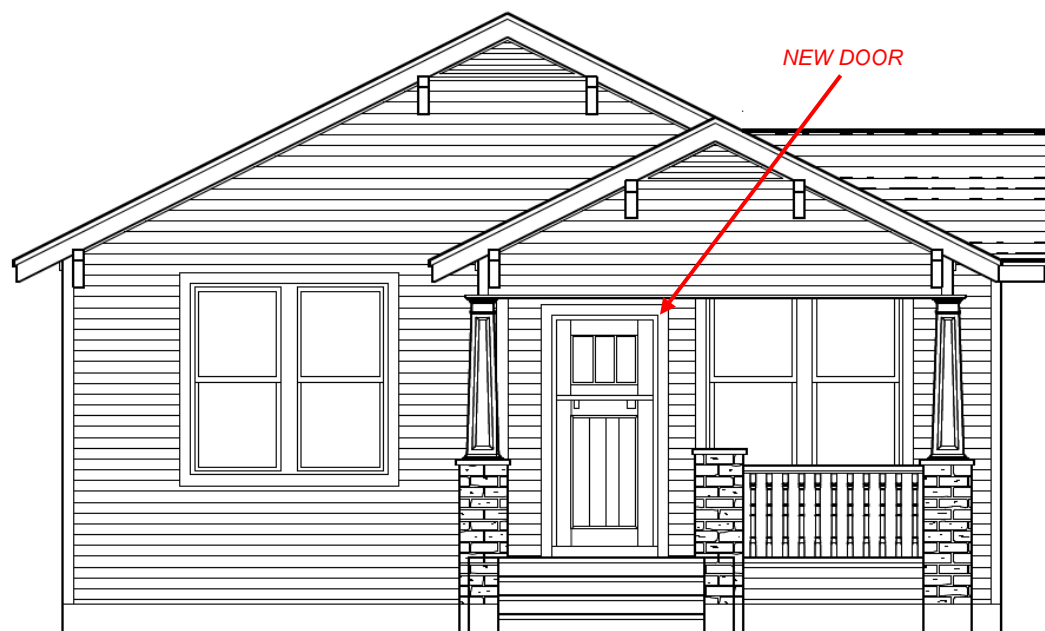
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North Elevation (front facing Payne)

Existing



Proposed (Addition not visible)



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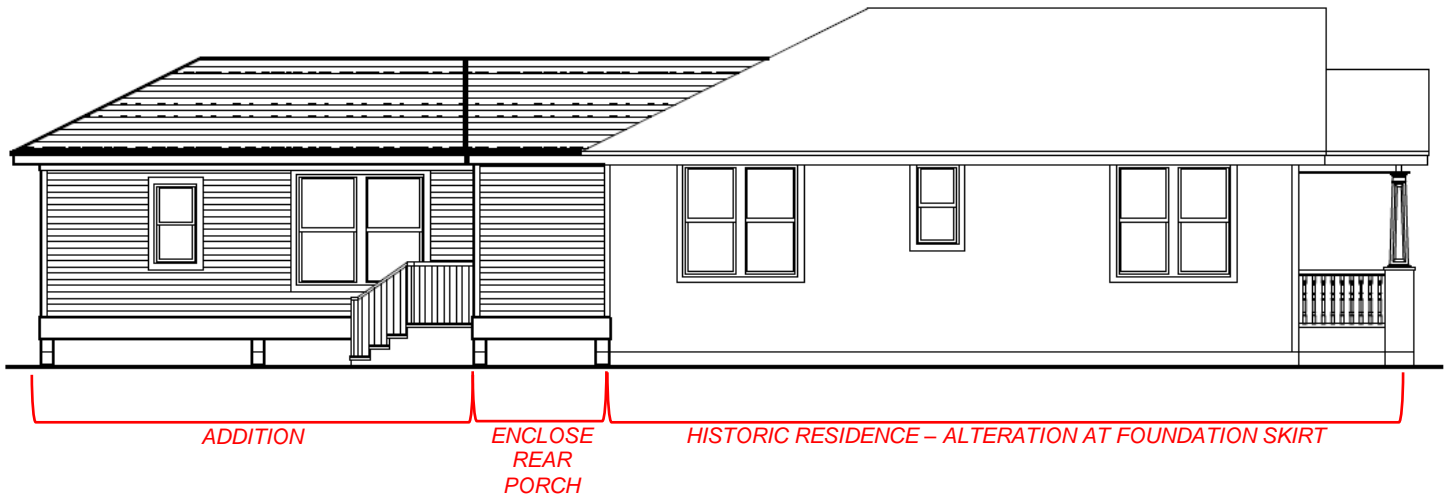
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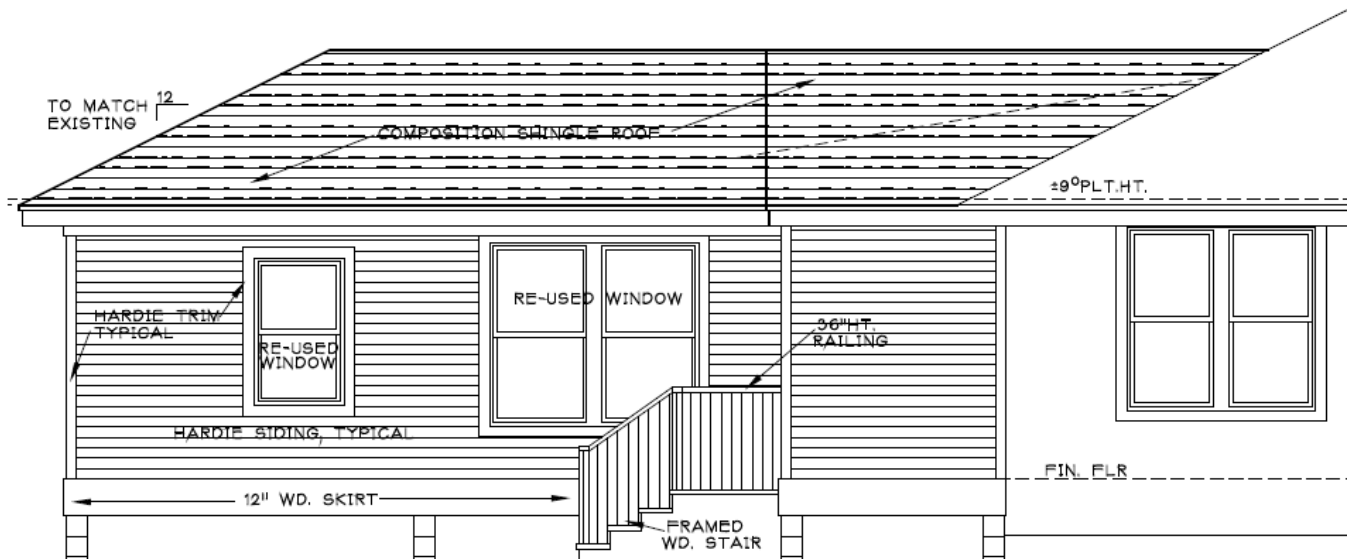
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East Side Elevation



East Elevation – Addition Detail



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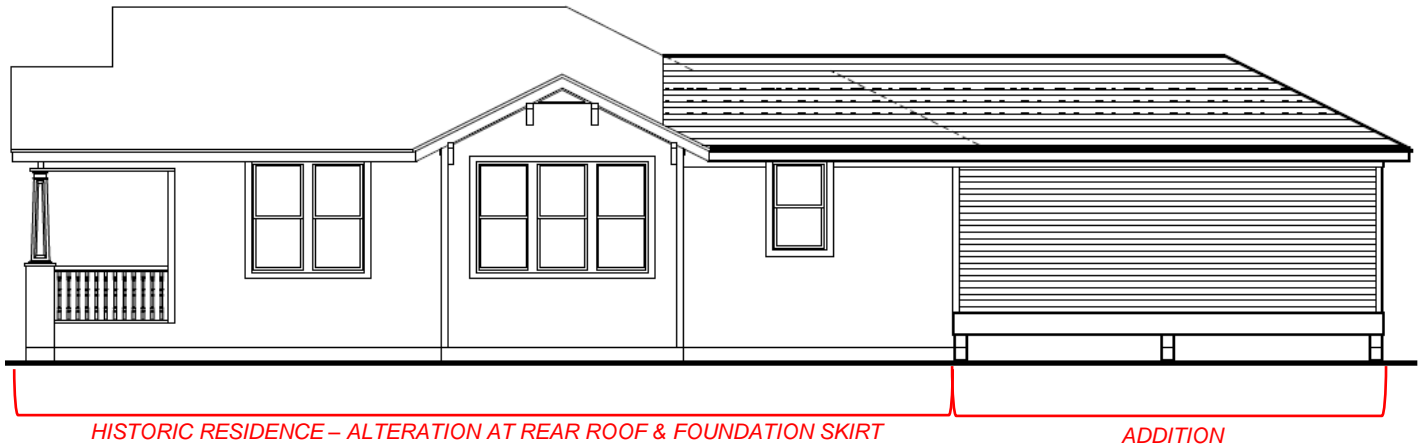
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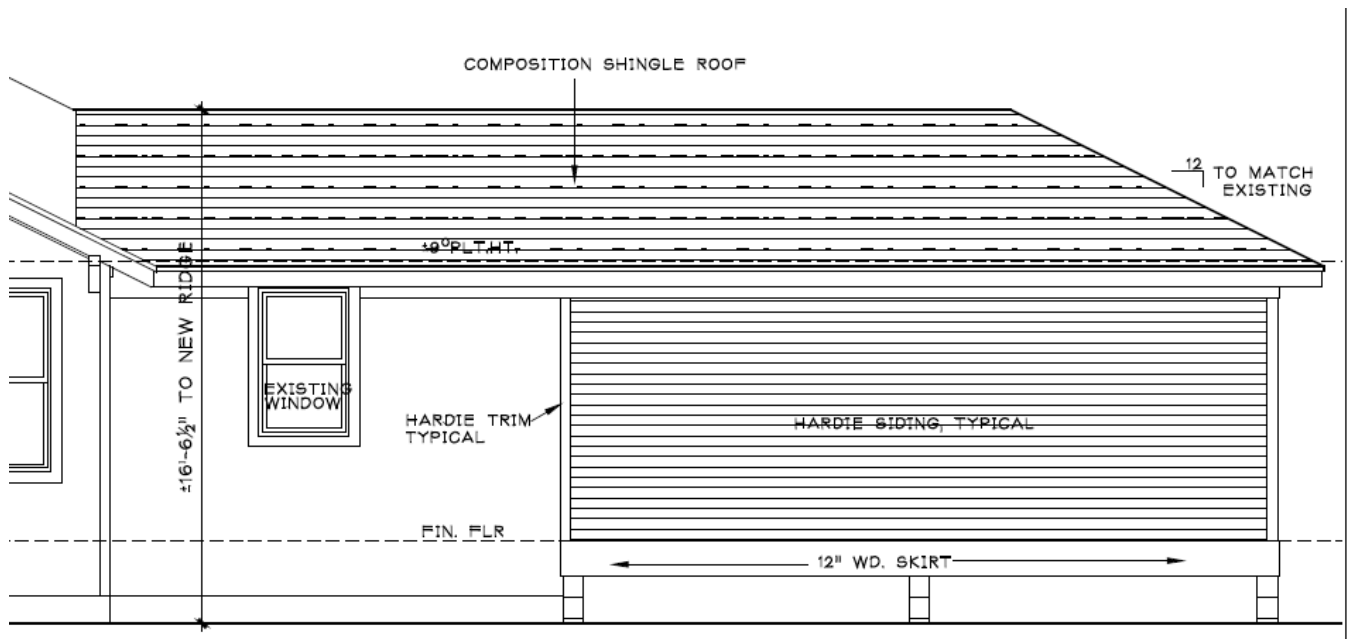
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West Side Elevation



West Elevation - Addition Detail



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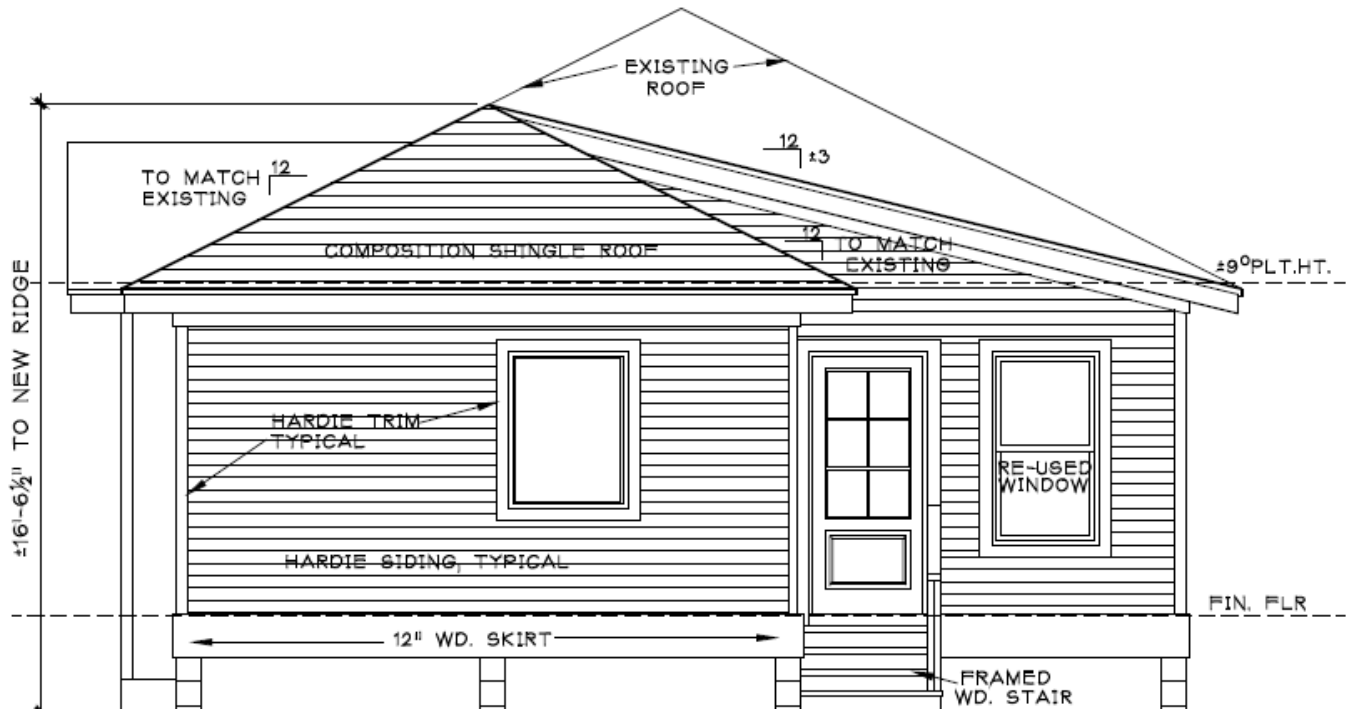
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South Elevation (facing rear property line)



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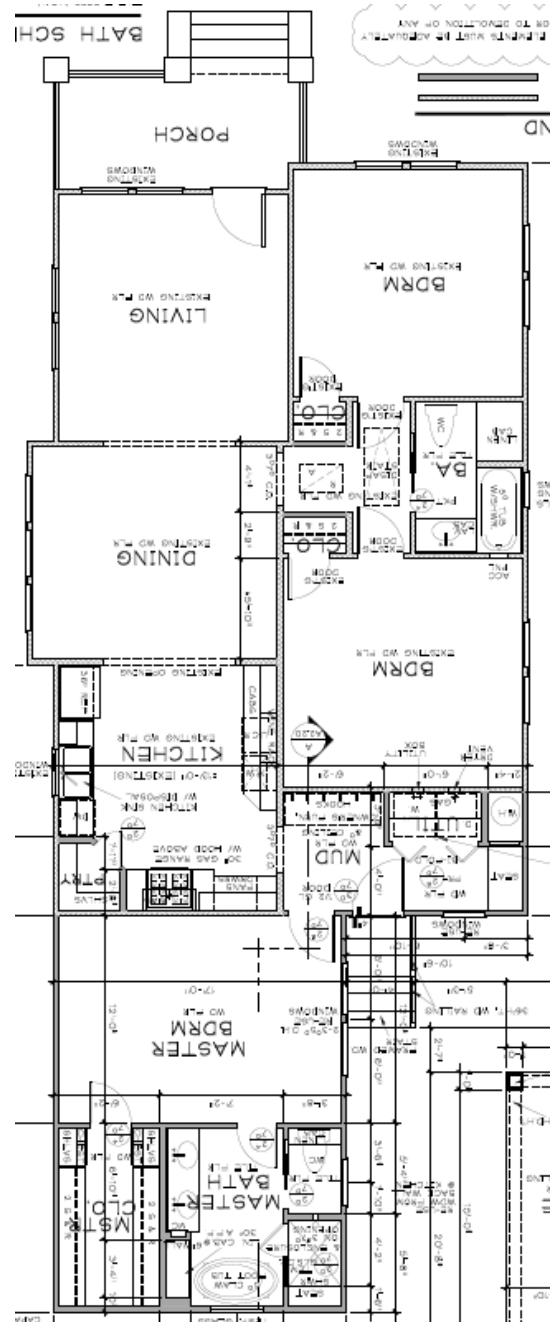
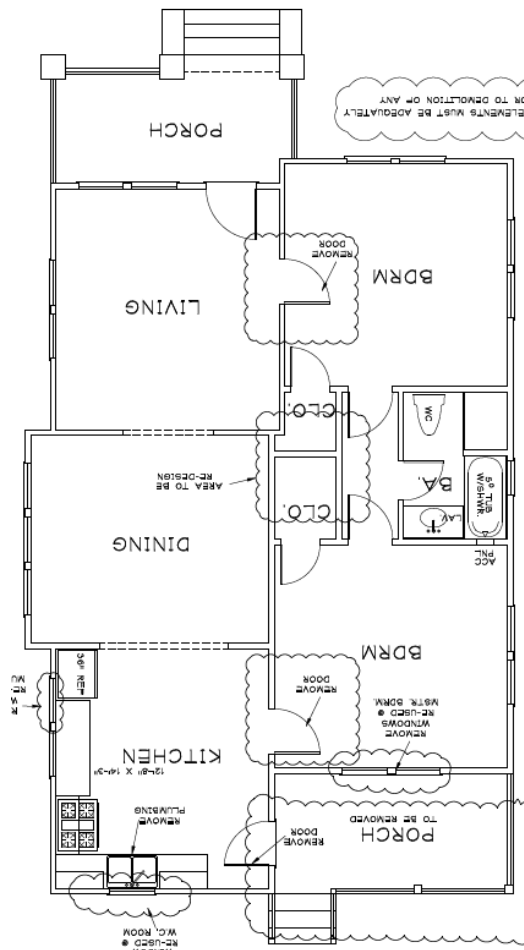
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Floor Plan



Existing

Proposed

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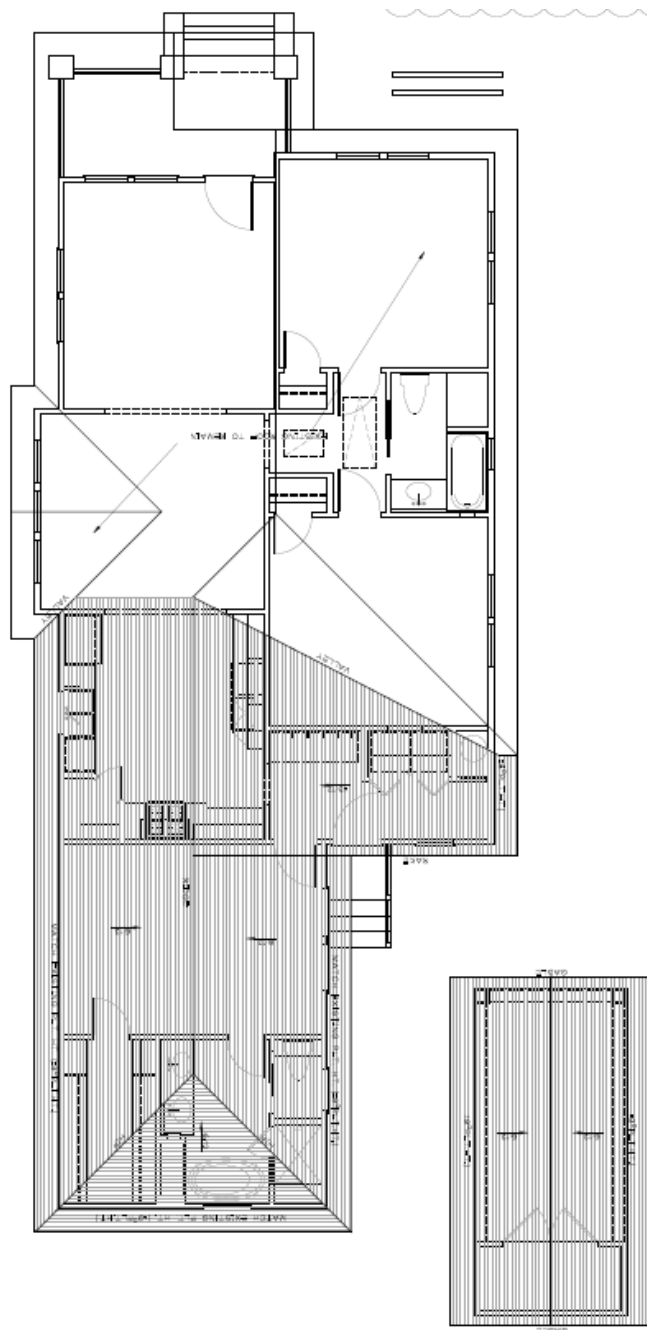
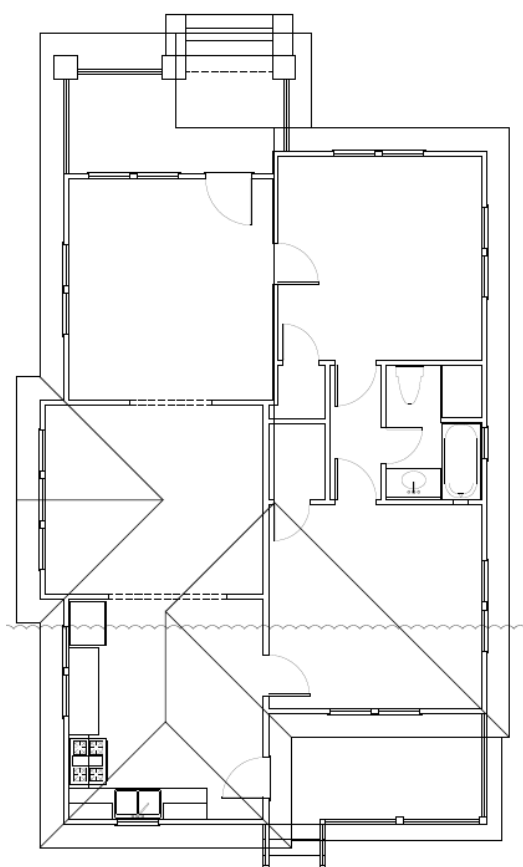
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Roof Plan



Existing

Proposed



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